

**BOARD OF ZONING ADJUSTMENT
VIRTUAL PUBLIC HEARING AGENDA
WEDNESDAY, APRIL 20, 2022
Virtual Hearing via WebEx
9:30 AM**

TO CONSIDER THE FOLLOWING: The Board of Zoning Adjustment will adhere to the following schedule but reserves the right to hear items on the Agenda out of turn.

1) Appeal No. 20654 of 4721 Sheriff Road NE, LLC

Appeal pursuant to Subtitle X § 1100, from the decision made on September 15, 2021 by the Zoning Administrator, Department of Consumer and Regulatory Affairs that a marijuana cultivation center is a light manufacturing use and is not a permitted use in the MU-3A zone
Address: 4719 Sheriff Road, N.E. (Square 5151, Lot 144)
ANC: 7C04

2) Application No. 20655 of 20th and Channing NE, LLC

Relief: Special Exception from the matter-of-right uses of Subtitle U § 401, pursuant to Subtitle U § 421 and Subtitle X § 901.2
Project: To construct a new, detached, three-story, with cellar and penthouse, 24-unit, apartment house in the RA-1 zone.
Address: 2425 20th Street, NE (Square 4110, Lot 17)
ANC: 5C02

3) Application No. 20543 of Crystal and Jeffrey Cargill

Relief:

- Variance from the minimum land area requirements of Subtitle U § 320.2(c), pursuant to Subtitle X § 1002;
- Special Exception under the residential conversion requirements of Subtitle U § 320.2, pursuant to Subtitle X § 901

Project: To convert an existing, three-story, attached, principal dwelling unit and two-story accessory building to a three-unit apartment house in the RF-3 Zone.
Address: 316 2nd Street, SE (Square 0763, Lot 21)
ANC: 6B

4) Application No. 20687 of Lloyd and Margaret Belcher

Relief: Special Exceptions:

- from the lot occupancy requirements of Subtitle E § 304.1, pursuant to Subtitle E § 5201 and Subtitle X § 901.2
- from the accessory building area requirements of Subtitle E § 5003.1, pursuant to Subtitle E § 5201 and Subtitle X § 901.2; and

- from the matter-of-right uses of Subtitle U § 301, pursuant to Subtitle U § 301.1(e) and Subtitle X § 901.2

Project: To construct a new detached, two-story accessory garage with second story dwelling unit to an existing attached, two-story principal dwelling unit in RF-1 Zone
Address: 1127 G Street, NE (Square 983, Lot 57)
ANC: 6A

5) **Application No. 20524 of Gregory Potts**

Relief: Special Exception from the roof top and upper floor alteration restrictions of Subtitle E § 206.1(a), pursuant to Subtitle E § 206.4, Subtitle E § 5207 and Subtitle X § 901.2

Project: To construct a third story addition and convert to a flat, an existing, attached, two-story with cellar principal dwelling unit in the RF-1 Zone.

Address: 521 Florida Avenue, NE (Square 828, Lot 48)

ANC: 6C

6) **Application No. 20666 of 1644 North Capitol, LLC**

Relief: Special Exception from the penthouse uses requirements of Subtitle C § 1501.1(d), pursuant to Subtitle X § 901.2

Project: To permit a restaurant use within the penthouse of a proposed, attached, four-story with penthouse and cellar, hotel in the MU-4 zone.

Address: 1634 North Capitol Street, NW (Square 3101, Lot 118)

ANC: 5E06

7) **Application No. 20674 of Daniel and Elizabeth Figoni**

Relief: Special Exceptions:

- from the front setback requirements of Subtitle D § 1205.2, pursuant to Subtitle D § 5201 and Subtitle X § 901.2
- from the matter-of-right uses of Subtitle U § 201, pursuant to Subtitle U § 253.4 and Subtitle X § 901.2

Project: To construct a front porch, third story with roof deck, and rear addition, and an accessory apartment in the cellar of an attached, two-story with cellar, principal dwelling unit in the R-20 Zone.

Address: 3724 T Street, NW (Square 1308, Lot 72)

ANC: 2E01

8) **Application No. 20676 of Miguelina Zapata**

Relief: Special Exception from the matter-of-right uses of Subtitle U § 201, pursuant to Subtitle U § 203.1(h) and Subtitle X § 901.2

Project: To convert an existing, semi-detached, two-story with basement, principal dwelling unit to a child development center, in the R-3 zone.

Address: 4500 New Hampshire Avenue, NW (Square 3248, Lot 77)
ANC: 4C09

9) **Application No. 20677 of Selma M. Levine School of Music d/b/a Levine Music**

Relief: Special Exception from the matter-of-right uses of Subtitle U § 201, pursuant to Subtitle U § 203.1(m) and Subtitle X § 901.2

Project: To continue a private school use in an existing, detached building in the R-8 zone.

Address: 2801 Upton Street, NW (Square 2049, Lot 809)

ANC: 3F02

10) **Application No. 20681 of Seth and Laura Malaguerra**

Relief: Special Exception from the side yard requirements of Subtitle D § 206.2, pursuant to Subtitle D § 5201 and Subtitle X § 901.2

Project: To construct a rear, two-story with basement and deck addition, to an existing, detached, two-story with basement, principal dwelling unit in R-2 Zone

Address: 1020 Newton Street, NE (Square 3882, Lot 6)

ANC 3B

11) **Application No. 20683 of 2217 40th, LLC**

Relief: Special Exception from the matter-of-right uses of Subtitle U § 401, pursuant to Subtitle U § 421 and Subtitle X § 901.2

Project: To construct a third story with roof deck addition, and add two additional residential units, to an existing, semi-detached, two-story with basement, 4-unit apartment house in the RA-1 zone.

Address: 2217 40th Place, NW (Square 1317, Lot 6)

ANC: 3B03

THE FOLLOWING WILL NOT BE HEARD TODAY:

1. 20678 – **Application of Taylor Lofts, LLC** – Postponed to May 11, 2022

**FREDERICK L. HILL, CHAIRPERSON
LORNA L. JOHN, VICE-CHAIRPERSON
CARL H. BLAKE, MEMBER
CHRISHAUN S. SMITH, MEMBER,
NATIONAL CAPITAL PLANNING COMMISSION
A PARTICIPATING MEMBER OF THE ZONING COMMISSION
CLIFFORD W. MOY, SECRETARY TO THE BZA
SARA A. BARDIN, DIRECTOR, OFFICE OF ZONING**